

1 BILL NO. ~~B-80-03~~

2 DECLARATORY RESOLUTION NO. B-49-80

3
4 A DECLARATORY RESOLUTION designating
5 an "Urban Development Area" under
6 I.C. 6-1.1-12.1.

7 WHEREAS, First National Bank of Crown Point, Trustee
8 under Trust No. 53-6161, by Northwest Properties, Inc., bene-
9 ficiary, duly filed its petition dated March 14, 1980, for
10 designation of the following described property as an "Urban
11 Development Area" in accordance with Division 6, Article II,
12 Chapter 2 of the Municipal Code of the City of Fort Wayne,
13 Indiana, of 1974 and I.C. 6-1.1-12.1, to-wit:

14 The south half of the block bounded by
15 Wayne, Berry, Clinton and Barr Streets
16 in the City of Fort Wayne, Allen County,
17 Indiana.

18 located at and commonly known as:

19 201 East Wayne Street
20 Fort Wayne, Indiana 46802

21 WHEREAS, it appears that said petition should be processed
22 to final determination in accordance with the provisions of
23 said Division 6.

24 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
25 THE CITY OF FORT WAYNE, INDIANA.

26 SECTION 1. That subject to the requirements of Section 2,
27 below, the above described property is hereby designated and
28 declared an "Urban Development Area" under I.C. 6-1.1-12.1.

29 SECTION 2. That the foregoing is subject to:

30 (a) An affirmative ("Do Pass") recommendation
31 by the Fort Wayne Redevelopment Commission,
32 after due hearing, analysis and study in ac-
cordance with the provisions of Division 6,
Article II, Chapter 2 of the Municipal Code
of the City of Fort Wayne, Indiana, of 1974.

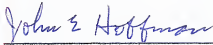
(b) Final confirmation hereof by due passage
upon the final vote hereon.

SECTION 3. That this Resolution shall be effective upon
passage and approval by the Mayor.



Councilman

APPROVED AS TO FORM AND
LEGALITY April 3, 1980.



JOHN E. HOFFMAN
City Attorney

Read the first time in full and on motion by Eustach, seconded by J. L. L. L., and duly adopted, read the second time by title and referred to the Committee Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on 7/18/80, the 19 day of July, 1980, at 6 o'clock M., E.S.T.

DATE: 7/18/80

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by Eustach, seconded by J. L. L. L., and duly adopted, placed on its passage. PASSED (1984) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>1</u>			
<u>BURNS</u>	<u>✓</u>	<u>✓</u>			
<u>EISBART</u>	<u>✓</u>				
<u>GiaQUINTA</u>	<u>✓</u>				
<u>NUCKOLS</u>	<u>✓</u>				
<u>SCHMIDT, D.</u>	<u>✓</u>				
<u>SCHMIDT, V.</u>	<u>✓</u>				
<u>SCHOMBURG</u>	<u>✓</u>				
<u>STIER</u>	<u>✓</u>				
<u>TALARICO</u>	<u>✓</u>				

DATE: 5-27-80

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. R-49-80 on the 27th day of May, 1980.

ATTEST:

(SEAL)

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Vivian G. Schmidt
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of May, 1980, at the hour of 11:30 o'clock A. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 2nd day of June 1980, at the hour of 10 o'clock A. M., E.S.T.

Winfield C. Moses, Jr.
WINFIELD C. MOSES, JR.
MAYOR

BILL NO. R-80-04-08

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
ORDINANCE A DECLARATORY RESOLUTION designating an "Urban
Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN EISBART, CHAIRMAN

JOHN NUCKOLS, VICE CHAIRMAN

JAMES S. STIER

SAMUEL J. TALARICO

DONALD J. SCHMIDT

[Handwritten signatures: Ben Eisbart, John Nuckols, James S. Stier, Samuel J. Talarico, Donald J. Schmidt]

5-27-80

CONCURRED IN

DATE 5-27-80 CHARLES W. WESTERMAN, CITY CLERK

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2
3 BILL NO. R-79-11- *46*

Resolution No. R-80-79.

4 A RESOLUTION amending Article II, Chapter 2
5 of the Code of the City of Fort Wayne, Indiana
6 of 1974 (Rules of the Common Council) by
7 adding thereto a new Division 6. "Procedure
8 for designating an urban development area
9 pursuant to I.C. 6-1.1-12.1-2".

8 WHEREAS, Chapter 12.1 et seq. as added to I.C. 6-1.1 by P.L.
9 69, Acts of 1977 of the General Assembly of the State of Indiana,
10 authorizes certain deductions against local ad valorem real estate
11 taxes for property located within an area which is duly designated
12 an "urban development area" as defined in I.C. 6-1.1-12.1 (1);
13 and,

14 WHEREAS, Section 6 of P.L. 56, Acts of 1979 amends I.C.
15 6-1.1-12.1-2 so as to transfer from the Redevelopment Commission
16 to the Common Council the authority to determine that a parti-
17 cular area qualifies to be designated an "urban development
18 area" as defined in I.C. 6-1.1-12.1-1(1) while retaining in
19 the case of second class cities the provision that the procedure
20 to be followed be the same as the procedures required of the
21 Redevelopment Commission for designating blighted areas proposed
22 for redevelopment under I.C. 18-7-7-12 and 15; and,

23 WHEREAS, the Common Council of the City of Fort Wayne,
24 Indiana is mindful of the fact that it is not equipped or staffed
25 to conduct the studies and collect, process, and produce the data
26 and analyses or otherwise proceed in the fashion prescribed
27 by I.C. 18-7-7-12 and 15; and,

28 WHEREAS, the foregoing can be accomplished by amending the
29 Rules of this Council, as found in Article II, Chapter 2, of the
30 1974 Code, to prescribe a workable procedure for dealing with
31 the designation of "urban development areas" which fits the
32 situation of this body, makes maximum practical use of the available
33 assistance of the particularly qualified and experienced admin-
34 istrative agency and keeps to the spirit of I.C. 6-1.1-12.1-1.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA:

SECTION 1. That Article II, Chapter 2 of the Code of the
City of Fort Wayne, Indiana of 1974 is hereby amended by adding
thereto a new Division 6, which shall be and read as follows,
to-wit:

"Division 6. Procedure for designating an 'Urban Development
Area' pursuant to I.C. 6-1.1-12.1-2."

(a) Whenever a property owner desires that the area in
which his property is located be designated an "Urban Develop-
ment Area" as defined in I.C. 6-1.1-12.1-1(1), he shall initiate
the procedure as follows:

First, the property owner shall pay a filing fee to the
City Clerk in the amount of fifty dollars (\$50.00) and obtain
a receipt for same, except where the property is an owner occupied
single family project as provided in IC 6-1.1-12.1-5(f);

Second, he shall file his petition for such designation
with the City Clerk, with the ~~City Controller's~~ receipt for
payment of such filing fee attached. The City Clerk shall
furnish an appropriate form for such petition on request.

(b) Upon receipt of such petition and receipt, the
City Clerk shall:

- (1) Note the time and date of the filing thereof on
the face of such petition and in a special book
kept by him for such purpose;
- (2) Forward the petition and receipt to the Law De-
partment of the City with a request for the
preparation and return to said Clerk of a
bill for a Declaratory Resolution which designates
the Urban Development Area petitioned for;
- (3) Upon receipt from the Law Department of the
Petition, Receipt and Bill for a Resolution,
said Clerk shall include the same in the new
business portion of the agenda of Common Council

at it's next regular meeting, thus:

- (i) The petition shall constitute a communication under 1974 City Code Sec. 2-18(e) (6);
- (ii) The Bill for the Declaratory Resolution shall be processed the same as an ordinance under 1974 City Code Sec. 2-40.

- (4) The City Clerk shall also establish and apply to such bills, Resolutions, and petitions, a system of numbering corresponding to that prescribed by 1974 City Code Sec. 2-31, using the prefix

"D".

- (c) Upon the introduction of the Petition and bill for Declaratory Resolution, they shall be referred to the Common Council's Committee on Finance and to the Redevelopment Commission for public hearing and recommendation.

- (d) The Redevelopment Commission, upon receipt of a petition and Resolution as per the foregoing shall proceed as follows:

- (1) Set the matter for public hearing at the next convenient opportunity;
- (2) Publish notice once a week for two (2) consecutive weeks in a local newspaper of general circulation of the date, time and place and subject matter of such hearing;
- (3) Conduct a public hearing pursuant to such notice, on the question of whether such Resolution should be adopted, and what its recommendation to the Common Council should be in such regard.
- (4) At such hearing receive, hear and consider all objections to and remonstrances against passage of such Resolution by the Common Council, as well as the evidence and arguments submitted by the Petitioner and any who support him, both oral and in writing;
- (5) Cause its staff to prepare or obtain appropriate maps, plats, property lists, appraisals, assessed valuations,

analyses and other material and data pertinent to or useful in determining whether granting the petition will be of public utility and benefit as required by state law (I.C. 18-7-7-12).

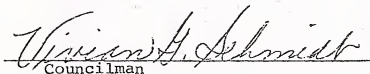
(6) Arrive at a conclusion as to the public utility and benefit of the petitioned proposal, or the lack thereof.

(e) (1) The Redevelopment Commission may recommend amendments, changes or modifications in the Declaratory Resolution and (2) shall take final, formal action upon the Resolution to return it to the Common Council with its written recommendations as to any such modifications and as to whether the Resolution should be finally confirmed by Common Council. This may be put in the form of a recommendation that the bill for Resolution "Do Pass or Do Not Pass". The Redevelopment Commission's action in such regard shall be in the form of a formal resolution adopted by it in open meeting by a favorable vote of at least a majority of its members present and voting, and shall contain, in summary form, its reasons for its recommendation, including any recommendation that the Declaratory Resolution be amended, changed, or modified, in any way.


(f) Upon receipt from the Redevelopment Commission of its report and recommendation by the Common Council, such report shall be included in the communications to the Council and the Declaratory Resolution shall be a part of the current business of the Council's Committee on Finance. Such report shall be considered by the Council's Committee on Finance at the earliest convenient date and shall be treated by such Committee in the same manner as any other Bill. If reported out favorably by the Committee on Finance, the Declaratory Resolution shall be placed upon its passage. If then passed according to the rules of said Common Council, the same shall constitute final confirming action by the Common Council determining the public utility and benefit of the Urban Development

1
2 Area proposed by the Declaratory Resolution; provided, however
3 if the Common Council amends the resolution then it may be
4 returned to the Redevelopment Commission with a written
5 statement of the reasons for its amendment.

6 SECTION 2. That this Resolution shall be effective upon
7 passage and approval by the Mayor.

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9 
10 Councilman

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28 Approved as to form and legality
29 this 21st day of November, 1979.

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31 John H. Logan, Attorney for Common Council
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OFFICE OF THE CITY CLERK

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

Charles W. Westerman, Clerk -- Room 122

3-26-80
P

Mr. John E. Hoffman
Attorney At Law
Hoffman, Moppert & Angel
Suite 1212
Anthony Wayne Bank Building
Fort Wayne, Indiana 46802

Dear Mr. Hoffman:

Please find enclosed an Application for consideration for designation as an urban development area with attached receipt for the \$50.00 filing fee from Northwest Properties Inc.

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

Charles W. Westerman
City Clerk

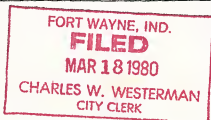
CWW/mbv
Enclosures

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

- | | |
|---|--|
| <p>1. Address of Property _____
201 East Wayne Street
Fort Wayne, Indiana _____</p> <p>Street Boundaries (if applicable) _____
South Half of Block Bounded by Wayne,
Berry, Clinton and Barr Streets
_____</p> <p>2. Legal Description of Property _____

_____</p> <p>3. Township <u>Wayne</u> _____</p> <p>4. Taxing District <u>Fort Wayne, Indiana</u> _____</p> <p>5. Current Zoning District <u>B3A</u> _____</p> <p>6. Variance Grant (if any) <u>Property</u>
<u>presently holds parking variance, and</u>
<u>it is anticipated that a partial</u>
<u>parking variance may be required.</u> _____</p> <p>15. Current Use of Property _____</p> <p>(a) How is property presently used? <u>Retail department store has discon-</u>
<u>tinued doing business, and property is being renovated and refurbished to</u>
<u>be used as office space.</u> _____</p> <p>(b) What structure(s) (if any) are on the property? <u>Four-story</u>
<u>building occupying approximately the South half of block bounded by Wayne,</u>
<u>Berry, Clinton and Barr Streets.</u> _____</p> <p>(c) What is the condition of this structure/these structures?
<u>Major renovation is contemplated to make the building functional for</u>
<u>office use.</u> _____</p> <p>16. Current Assessment on Land and Improvements _____</p> <p>(a) What is the amount of latest assessment? <u>\$809,200.00 (3/1/79)</u> _____</p> | <p>7. Contract Purchaser is:
XXXXXX <u>First National Bank</u>
<u>of Crown Point, Trustee under</u>
<u>Trust No. 53-0161</u> _____</p> <p>8. Address of Owner(s) _____
Contact locally at: _____
201 East Wayne Street
Fort Wayne, Indiana 46802 _____</p> <p>9. Telephone Number Contact _____
locally at: <u>219/426-5666</u> _____</p> <p>10. Agent of Owner (if any) _____
_____</p> <p>11. Address _____
_____</p> <p>12. Telephone Number _____
_____</p> <p>13. Relationship of Agent to Owner _____</p> <p>14. Instrument Number of Commitments or Covenants Enforceable by City (if any) _____
_____</p> |
|---|--|



Handwritten signature/initials

17. Description of Project The building will be renovated internally in its entirety to transform its use to an office center complex and related functions. The interior of the building will be gutted and rebuilt internally to accommodate the needs and uses of tenants requiring office space.

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? September 15, 1979

(b) When is completion expected? December 31, 1980

19. Cost of project (not including land cost) \$2,000,000.00

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? fifty (50)

(b) What kind of work will employees be engaged in? Service, Maintenance, Security and Food Service

(c) How many jobs new to Fort Wayne will be created as a result of project completion? fifty (50)

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The retail establishment previously utilizing this building had experienced a declining measure of business over the past several years and was of the opinion that the central business district would no longer support a large retail department store. The building, while being structurally sound, is located in an area adjacent to redevelopment project areas which have been found to be blighted and suffering from deteriorating influences. This area of the central business district is comprised largely of older buildings partially vacant or in need of repairs or rehabilitation. Conversion of this building into an office use with the attendant jobs and support services will assist the City with its revitalization efforts and transform any otherwise undesirable business location into a new and viable use.

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? Yes, but for this project this large building would have contributed to the further decline of this area of the central business district.

(b) Will the project improve or replace a deteriorated or obsolete structure? Yes. Significant improvements will be made to the building in the process of renovation.

(c) Will the project preserve a historically or architecturally significant structure? No.

(d) Will the project contribute to the conservation and/or stability of a neighborhood? Yes. The renovation of this building will provide a transition for the use and occupancy of this large building in the central business district and be supportive of Fort Wayne revitalization efforts.

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

x Yes No
(Partial Parking Variance)

25. Financing on Project

What is the status of financing connected with the project? Contract Purchaser made application to the Fort Wayne Economic Development Commission ("EDC") on December 28, 1979 for the issuance by the City of Fort Wayne of \$5,500,000 in Economic Development Revenue Bonds. On January 15, 1980, the Fort Wayne EDC adopted its inducement resolution in response to said application. Thereafter, on February 12, 1980, the Fort Wayne Common Council passed an inducement resolution finding, determining and ratifying the inducement resolution of the Fort Wayne EDC authorizing the issuance and sale of \$5,500,000 in Economic Development Revenue Bonds by the City of Fort Wayne, Indiana. I hereby certify that the information and representations on this Application are true and complete.

FIRST NATIONAL BANK OF CROWN POINT, TRUSTEE UNDER TRUST #53-0161,
BY NORTHWEST PROPERTIES, INC., BENEFICIARY,

By: Bernard Kleinman
Signature(s) of ~~XXXXXX~~ Contract
Purchaser
Bernard Kleinman, President

5/14/80
Date

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: May 16, 1980
TO: Councilman Benjamin A. Eisbart, Chairman,
Council Committee on Regulations
FROM: Robert P. Turk, Executive Director
SUBJECT: City Council Bill No. R-80-04-08
Tax Abatement - 201 East Wayne Street

Background

On April 8, 1980, Declaratory Resolution No. R-80-04-08 was introduced in City Council requesting designation of the property located at 201 East Wayne Street (Ayres building) as an "urban development area" for purposes of tax abatement. The Resolution was referred to the Regulations Committee. In accordance with Resolution No. R-80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for public hearing and recommendation.

Action

The Fort Wayne Redevelopment Commission conducted the public hearing on May 12, 1980. No one spoke in opposition to the abatement request.

Recommendation

Following the public hearing, the Redevelopment Commission, at their Regular Meeting on May 12, 1980, did adopt the attached Resolution No. 80-25 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

The South half of the block bounded by Wayne, Berry, Clinton, and Barr Streets in the City of Fort Wayne, Allen County, Indiana located at and commonly known as:

201 East Wayne Street
Fort Wayne, Indiana 46802

as an "urban development area" for purposes of I.C. 6-1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff reviewed the aforementioned Application and found that:

The owners plan to renovate the existing Ayres department store building and lease it for commercial office use. The renovation costs are expected to run between \$2.1 and \$2.3 million. The entire 240,000 sq. ft. are to be converted to office space with work starting in June, 1980. It is expected that construction will last five (5) months with completion before the end of the year.

FORT WAYNE
REDEVELOPMENT
COMMISSION

DATE:
TO: Councilman Benjamin A. Eisbart - Page 2
FROM:
SUBJECT:

It was the opinion of the Commission staff that the property at 201 East Wayne Street qualifies as an "urban development area" in view of the fact that the proposal meets many of the objectives of the Redevelopment Commission, as stated in Resolution No. 78-5 authorizing implementation of procedures with regard to Public Law No. 69, as amended. The objectives, which are addressed by the Northwest Properties, Inc. proposal, are as follows:


- (a) effective utilization of vacant or under-utilized land,
- (b) downtown conservation and stabilization,
- (c) improvement in the physical appearance of the City,
- (d) rehabilitation of an obsolete or deteriorated structure, and
- (e) increase in employment.

Additional positive weight should be given to this proposal since:

- 1. The property is within the area previously determined by the Commission in the Downtown First Stage Development Studies as being under-utilized.
- 2. The conversion of the former Ayres store building into an office building will:
 - (a) convert an under-utilized building to productive use
 - (b) establish employment of some 950 and thereby strengthen the downtown market
- 3. This proposal meets an objective of the Commission of encouraging the continuation and expansion of businesses in the downtown area.

If you have any questions, please call this office.

RPT/mb
Attachment



RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF
FORT WAYNE, DEPARTMENT OF REDEVELOPMENT
RECOMMENDING TO THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE ADOPTION OF THE
DECLARATORY RESOLUTION DESIGNATING A
PARCEL OF REAL ESTATE AS AN URBAN
DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne; and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on May 12, 1980 at 7:00 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which Hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel once each week for two (2) consecutive weeks, the last publication in each instance being at least ten (10) days before the date fixed for the hearing; and

WHEREAS, said public hearing was held on May 12, 1980 at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following-described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to-wit:

The south half of the block bounded by
Wayne, Berry, Clinton, and Barr Streets
in the City of Fort Wayne, Allen County,
Indiana

located at and commonly known as:

201 East Wayne Street
Fort Wayne, Indiana 46802

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a

geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

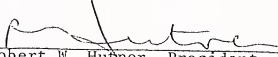
- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.


ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:00 P.M. (EST) on May 12, 1980 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

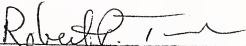
By


Robert W. Hutner, President

By


Hana L. Stith, Secretary

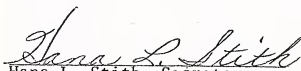
ATTEST:


Robert P. Turk, Executive Director

CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified,
and acting Secretary of the Fort Wayne Redevelopment Commission,
do hereby certify that the attached Resolution is a true and
correct copy of a Resolution adopted at the Regular
Meeting of the Fort Wayne Redevelopment Commission, Governing
Body of the City of Fort Wayne, Department of Redevelopment,
held on the 12th day of May, 1980 at
7:00 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this
12th day of May, 1980.


Hana L. Stith, Secretary



OFFICE OF THE CITY CLERK

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

Charles W. Westerman, clerk - room 122

June 6, 1980

Mr. Earl N. Fielding
Northwest Properties, Inc.
201 East Wayne Street
Fort Wayne, IN 46801

Dear Sir:

Enclosed please find resolution related to your application for tax abatement. This resolution is to be presented to the County Auditor.

If there are any further questions please call Gary Wasson, Redevelopment Department, 423-7564.

Sincerely,

Charles W. Westerman

Charles W. Westerman
City Clerk

CWW/ne
ENCL: 1

DIGEST SHEET

TITLE OF ORDINANCE: _____

Declaratory Resolution

8-10-04-08

DEPARTMENT REQUESTING ORDINANCE: _____

City Clerk's Office

SYNOPSIS OF ORDINANCE: _____

Designation of an "Urban Development Area"

EFFECT OF PASSAGE: _____

Designation of an "Urban Development Area"

EFFECT OF NON-PASSAGE: _____

"Urban Development Area" not designated

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): _____

Current taxes

for five years.

ASSIGNED TO COMMITTEE: _____